

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Temporary Use Permit

AFFECTED DISTRICT: 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: TU 7-1-09, Digital Comm Link, 10450 State Road 84 (storage of material and equipment)

REPORT IN BRIEF: The petitioner is requesting a three (3) year temporary use permit approval for storage of material and equipment for the main contractor constructing the improvements for I-595. The temporary storage area will be located at the north part of the existing Digital Comm Link property (refer to site plan).

Staff finds that this temporary use permit meets Chapter 12. Land Development Code, Article X. Planning and Development, Division 6. Temporary Use Permit Procedures. The site is not being modified for the temporary use and no new lighting will be added. Then site has an existing landscape buffer facing Bright Road, making the site most appropriate for the proposed temporary use.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration. Staff recommends that the temporary use permit expire three (3) years from the date of approval.

Attachment(s): Applicant's Letter of Intent, Site Plan, Future Land Use Plan Map, Aerial and Zoning Map

Digital Comm Link, Inc.

June 04, 2009

Town of Davie,
Development Services Department,
Planning & Zoning Division,
6591 Orange Drive,
Davie, Florida 33314.

Attention: Lise Bazinet, Assoc. AIA

Dear Sirs,

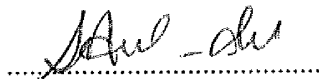
We have been approached by Jorgensen Contract Services, one of the sub-contractors involved in the construction of the I-595 corridor, to lease a portion of our property at 10450 State Road 84, Davie, Florida 33324, to store equipment and materials to be used in this project during the construction period. Attached please find copy of the correspondence from Jorgensen in support of this request.

Further to our meeting on this matter, we are applying for a temporary change of use to be able to accommodate this request.

Thanking you in advance for your consideration of this application.

Yours faithfully,

Digital Comm Link, Inc.



Sheldon A. Mendes
President/ CEO

c.c Mr. Sam Engel





Maintaining The World Around You.

June 4, 2009

Mr. Sheldon Mendes
President/C.E.O
Digital Comm. Link, Inc.

Re: Property Lease; 10450 State Rd 84, Davie Florida

Dear, Sheldon

Jorgensen Contract Services, LLC has been contracted through I-595 Express LLC to perform all services related to Highway Maintenance along I-595 corridor during the construction period.

We are interested in leasing the vacant land and facility located at the rear of your property (10450 State Rd 84, Davie). Jorgensen's use of the property would be for storage of all maintenance related products. Please find attached a breakdown of those materials and equipment.

Our new office facility is located directly behind your property at 10404 SR 84, # 109 Davie, FL 33324.

Please feel free to contact me if you have any questions or concerns at 850-259-3601.

Sincerely,

A handwritten signature in black ink, appearing to read "John McPherson".

John McPherson
Florida Regional Manager



Maintaining The World Around You.

Proposed I-595 Maintenance Yard Usage
10450 State Rd 84, Davie Fl

The storage yard would be utilized as a highway maintenance storage/lay down yard and will be lighted for security. Types of material and equipment that will be stored within the yard area listed below;

Equipment

- Pickup trucks
- Crash Attenuator Truck
- Maintenance Trailers
- Bobcat
- 40yd Debris Dumpsters
- Barricades & Cones

Material

- Aluminum sign poles
- Sign material panels and misc parts
- Misc highway lighting supplies
- Guardrail panels and associated parts
- Attenuator parts
- Fence material & poles
- Cold patch asphalt material (Bagged) 60lb each
- Dry Concrete (Bagged) 80lb each
- Grass Seed
- Sand 5-10 yd pile
- Topsoil 5-10 yd pile



Engel and Associates, Inc.

Architecture □ Planning

4800 S.W. 64th Avenue, Suite 104 □ Davie, Florida 33314
954.791.4810 □ Fax 954.791.4811 □ AA0003607

September 1, 2009

Town of Davie
Planning and Zoning Department
6591 Orange Drive
Davie, FL 33314-3399

Attn: Lise Bazinet, Planner II

Re: Digital Comm Link; Project No. TU 7-1-09; Temporary Use Application

Gentlemen:

This Temporary Use Permit is for a sub-contractor working for the main contractor constructing the improvements for I-595. This sub-contractor will provide emergency repairs and services during the construction period. He will have three road ranger trucks on the road at all times to change tires and to provide emergency gas to stranded motorists. He will also have speedy-dry for oil or gas spills involving accidents. He will also repair pot holes, etc. occurring during the construction period.

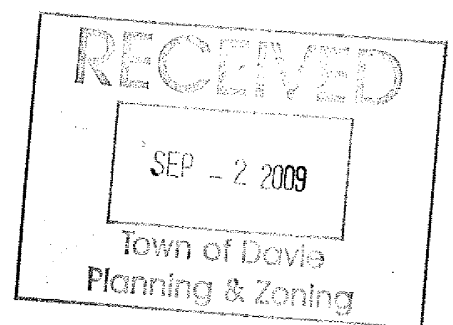
The following will address general comments concerning the initial submittal for this Temporary Use Permit:

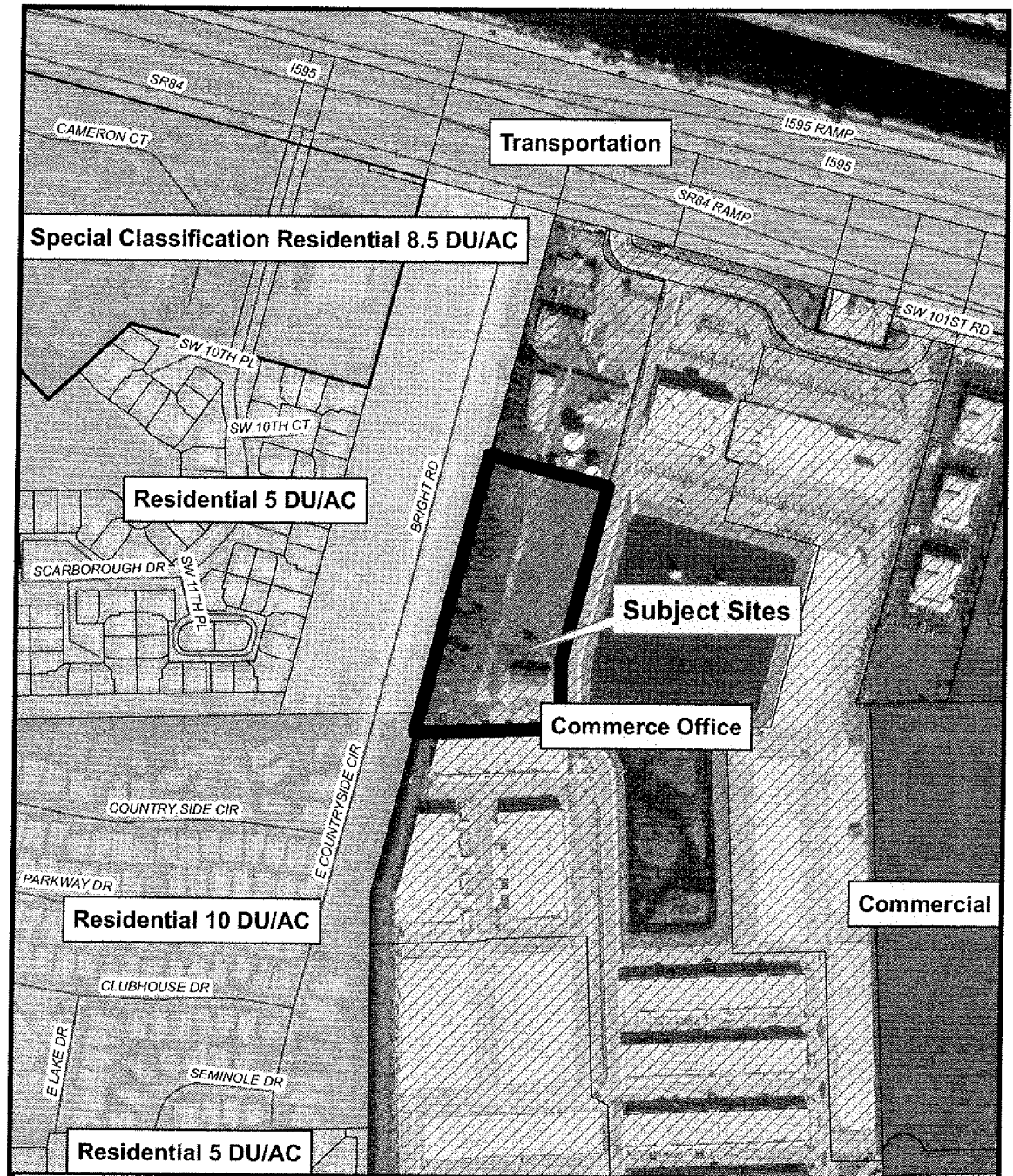
1. See Drawing A1.1 for location of pick-up trucks and dumpsters;
2. No trailer or canopy will be required. This contractor has offices in the adjacent industrial park immediately to the South of this site;
3. Parking will be limited to the paved areas; storage will be within the building;
4. There will be no encroachment on the landscape areas;
5. No trees or landscaping will be compromised by this use;
6. The chain-link gates will be locked with a chain and padlock. The Fire Department said they could cut the chain with a bolt cutter;
7. Any construction debris will be placed in the two 20 yd. dumpsters which will be emptied on an as needed basis.

Sincerely yours,


SAM ENGEL, JR.

SEjr:cw





Date Flown:
1/2/2009

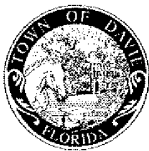
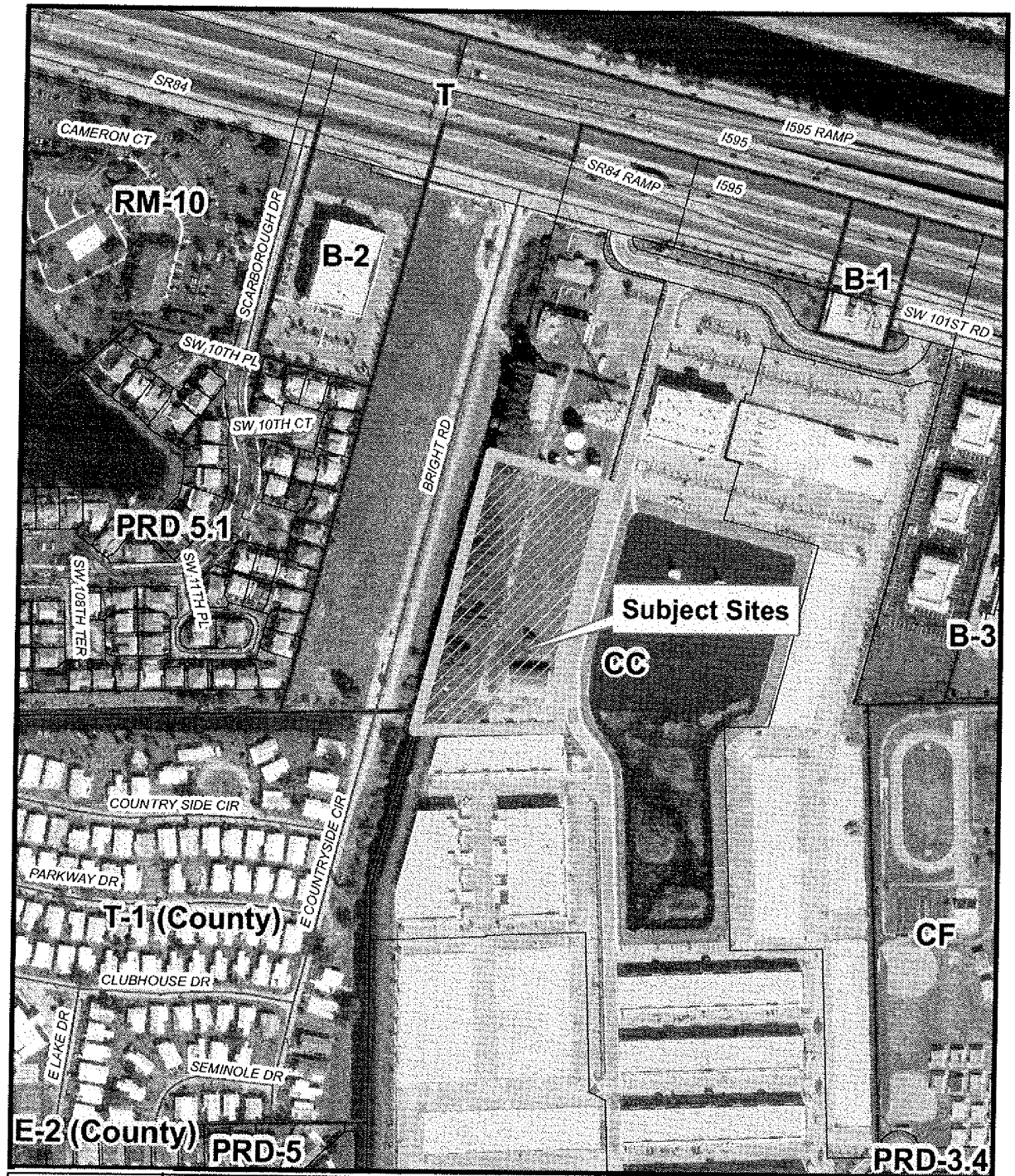


0 150 300 600
Feet

Prepared by the Town of Davie GIS Division

Temporary Use
TU 7-1-09
Future Land Use Map

Prepared by: ID
Date Prepared: 8/17/09



Date Flown:
1/2/2009



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Feet

Prepared by the Town of Davie GIS Division

Temporary Use
TU 7-1-09

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 8/17/09